



NOTES

PROTECTION OF EXISTING VEGETATION

Existing vegetation to be retained on site shall be protected where necessary during works by a tree protective barrier, secured to a scaffold tubing framework with fluorescent tape to the top rail. Protective fencing shall be erected on the canopy drip line wherever possible. Laminated, waterproof A4 signs shall be fixed to the fence posts at 10m intervals bearing the words 'PROTECTED TREE ZONE - NO STORAGE OR OPERATIONS WITHIN FENCED AREA'.

Tracking of machinery, storage of chemicals and building materials shall not be permitted within the protected area. Leaks or spills should be removed immediately and the contaminated soil replaced. No bonfires shall be lit within 5m of the canopy spread. Any excavation work beneath the canopy spread shall be carried out by hand.

All works affecting trees within the development shall be subject to BS 5837:2012.

TREE PLANTING

Tree planting will be focused along the western boundary of the site. The trees will replace existing trees lost due to road widening and entrance creation works. A second group of trees will be planted to the east of the access road to provide additional habitat and tree canopy cover. The tree planting is designed to replicate wide bands of tree planting to boundaries of developments common in this area. Trees will be a mix of native species.

Trees will also be planted within front gardens, which will consist of smaller ornamental varieties of trees.

Trees will be planted as a combination of Extra heavy, Heavy and Standards to provide a reasonable degree of instant maturity to the development. Foundation design of new buildings shall accommodate proposed tree planting in accordance with NIBC guidelines.

Suggested species:

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|---------------------------------------|--|
| Acer campestre (Ac) | Prunus sargentii (Ps) |
| Acer platanoides 'Laciniatum' (Apl) | Prunus subhirtella 'Autumnalis Rosea' (PsAR) |
| Alnus incana (Al) | Pyrus calleryana 'Chanticleer' (Pvc) |
| Betula pendula (Bp) | Quercus robur (Qr) |
| Betula pubescens (Bpa) | Sorbus aria (Sa) |
| Betula utilis var. jacquemontii (BuJ) | Sorbus aucuparia (Saa) |
| Carpinus betulus (Cb) | Sorbus Embrey' (SE) |
| Malus Rudolph (MR) | Sorbus Joseph Rock' (SJR) |
| Malus tchoumei (Mt) | Tilia x ecklonii (Te) |
| Prunus padus (Pp) | Tilia cordata 'Green Spire' (TGS) |

SHRUB PLANTING

A mix of evergreen and deciduous shrubs will be planted in selected front gardens to soften the development and to provide a valuable food source for birds and invertebrates. A mix of medium/low shrubs will be planted to shrub beds with medium/large varieties used against high walls and hedges.

Suggested species (to be fully detailed on subsequent drawings): 1 density mix: Berberis candidula 'Amsteveem' (5), Berberis thunbergii 'Atrypurpurea Nana' (6), Bergenia spp (8), Conocephalus thuyoides repens (5), Chrysantha 'Sundance' (4), Cornus alba 'Ivory Halo' (3), Cytisus prinos 'Albus' (4), Eranthis fortunei 'Eremond' 'n Gold' (6), Fuchsia spp (9), Fuchsia 'Mrs Poppa' (4), Geranium spp (6), Hebe 'Red Edge' (5), Hebe spp (4), Hebe 'Mrs Winder' (4), Hypericum moserianum (5), Lavandula angustifolia 'Hidcote' (6), Lavandula angustifolia 'Munstead' (6), Philadelphus 'Mantec Chermise' (3), Pittosporum spp (4), Prunus laurocerasus 'Low 'n Green' (4), Rosa Swany' (4), Sarcoxanthus confusus (5), Skimmia japonica 'Rubella' (4), Spiraea japonica 'Goldflame' (4), Viburnum davidii (5), Viburnum tinus 'Eve Price' (3).

NATIVE SPECIES HEDGES

Sections of mixed native species hedgerows will be planted along rear garden fences where screening and softening of the development is required.

NATIVE SPECIES TREE AND SHRUB PLANTING

Areas of native tree species tree and shrub planting will be planted along the western boundary and to the east of the proposed access road. The planting will increase the depth of the vegetated buffer on the western boundary and will provide additional wildlife habitat. Planting will consist of native tree and shrub species.

NATIVE SPECIES UNDERSTOREY

Native understorey species will be planted beneath the existing trees which run north to south between plots 26-45. Planting will be at 1.5m centres using the following mix: Crataegus monogyna (20%), Corylus avellana (30%), Ilex aquifolium (15%), Lonicera xylosteum (10%), Prunus spinosa (20%), Viburnum opulus (5%).

EXISTING GRASSLAND

Areas of existing grassland on site are to be retained where possible and managed in accordance with Ecologists recommendations with the aim of improving the quality of the habitat. Where areas of grassland have been disturbed due to works, the area is to be sown with a meadow seed mix.

EXISTING SCRUB

Areas of existing scrub to be retained where possible and enhanced in accordance with ecological recommendations.

PLAY

3 no. LAP play areas will be provided around the site which will include trim trail equipment. Existing slopes will be used to provide existing play features such as an embankment slide. (To be detailed subsequently)

COMMUNITY FEATURES

2 areas of orchard planting will provide communal fruit trees for the benefit of local residents along with sitting and picnic facilities to take advantage of local views and the watercourse.

- KEY**
- Existing trees & hedges to be retained with root protection area - RPA in brown
 - Existing trees & hedges to be removed.
 - Existing vegetation to be retained.
 - Proposed semi mature standard Acer pseudoplatanus (Ap) (20-25cm girth) tree
 - Proposed Extra heavy standard (14-16cm girth) tree
 - Proposed heavy standard (12-14cm girth) tree
 - Proposed standard (8-10cm girth) tree
 - Proposed orchard trees
 - Proposed root barrier
 - Proposed Beech hedging
 - Proposed evergreen flowering hedge (Escallonia)
 - Proposed evergreen hedging (Laurel)
 - Proposed native hedge
 - Proposed mixed native species tree & shrub planting
 - Proposed mixed native species understorey shrub planting
 - Proposed ornamental shrub planting
 - Proposed turf
 - Rear gardens
 - Existing grassland to be retained and managed in line with Ecological recommendations
 - Proposed species rich amenity grass
 - Area to be re-sown with a meadow seed mix, following soil disturbance due to construction works
 - Existing mixed or beamble scrub to be retained and enhanced where appropriate and directed by the ecologist
 - Left to right: Benches, picnic tables and trim trail stations
 - Sleeper retaining wall
 - Footpaths through POS areas in tarmac Details by others
 - Stone to dust footpath
 - Route of existing PROW
 - Route of cycleway
 - Denotes replacement trees
 - Play Area gates
 - Litter Bin

BOUNDARY TREATMENTS DETAILED ON MILLER HOMES PLANS

REV BB: Riverside path amended and general layout updates to revised client site layout QQ (SF)	Oct 2025
REV A: Removal of T8 and T9a replacement trees shown (SF)	Sept 2024
REV Z: Updated to change location of picnic benches (SF)	August 2024
REV Y: Updated to include access track to pump station (SF)	August 2024
REV X: POS access updated by plot 88, picnic tables moved (SF)	July 2024
REV W: Updated to grey out boundary treatments (SF)	February 2024
REV V: Updated to Planning Layout Rev Z (SF)	November 23
REV T: Area around play area updated (SF)	October 23
REV S: Existing tree block updated (SF)	August 23
REV R: Updated tree retention plan and mitigation added (SF)	July 23
REV Q: Minor amendments to planting to rear of bus shelter (SF)	July 23
REV P: Minor amendments to POS to match RZ418 (SF)	July 23
REV N: Layout updated to latest Planning Layout Rev P 'S4 added back, S3 & S12 made larger, S26a & S104a added, S68 reduced and S86 amended (MNB)	May 23
REV L: Root barrier added to Highway edge (SF)	April 23
REV J: Layout updated to latest Planning Layout Rev O and addition of tree and shrub bed codes (SF)	April 23
REV K: Surface of eastern footpath through POS reverted to crushed stone (SF)	June 22
REV I: Surface of eastern footpath through POS reverted to mown grass (SF)	May 22
REV H: Surface of eastern footpath through POS updated and note added to PROW (SF)	May 22
REV G: Layout updated to latest Planning Layout Rev N (SF)	May 22
REV F: T32 replaced with semi mature specimen (SF)	March 22
REV E: Minor layout amendments to client layout Rev J (SF)	March 22
REV D: Line of definitive PROW added (SF)	Feb 22
REV C: POS areas updated (SF)	Jan 22
REV B: Updated in line with planning layout REV G (SF)	Jan 22
REV A: Updated in line with planning layout REV E (EW)	Jun 21

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